

Washington County Land Use Authority Meeting
April 14, 2009

The Washington County Land Use Authority Meeting was held on Tuesday, April 14, 2009, in the Commission Chambers of the Washington County Administration Building. The meeting was convened at 1:30 p.m. by Chairman Stucki. Commissioners present, Debra Christopher, Joann Balen, Dave Everett, Kim Ford, Doug Wilson and Rick Jones. Also present were Planner Deon Goheen, Deputy Attorney Dave Patterson, Building Official Kurt Gardner, County Administrator Dean Cox, Senior Planner John Willie and Todd Edwards, Public Works Department.

Excused: Julie Cropper

Absent: Joann Balen

Audience attendance: Walter N. Steed, Laurie A. Clay, Karlan Douglas, Gene L. Porter, Bob Herpel

Chairman Stucki led the audience in the Pledge of Allegiance and explained meeting protocol.

Item #1. CONDITIONAL USE PERMIT EXTENSION. Review extension to quarry sandstone and locate a screening operation in the SW 1/4 NE 1/4, Section 22, T43S, R13W, SLB&M, generally located 4 ½ miles south of Grassy Meadows Sky Ranch. R&W Inc., applicant/Brian Zitting, agent (*Tabled March 10, 2009*)

The planner explained that this item was tabled due to a lack of representation. The commission was reminded of this extension and their previous reviews on the road conditions. This particular use was approved by BLM for a five (5) year period, with a yearly review and this is their 4rd extension. The rocks are referred to as stacking stones from a sandstone quarry. R&W Excavation removes twenty to thirty (20 - 30) loads per year. The quarry was operated by another group for a couple of years before R & W Inc. took over. As reported previously, BLM requires a bond for reclamation and a report of yearly use, and prepayment of royalty fees. The planner suggested that, if extended, the commission should continue to make their recommendation subject to the requirements of the initial request, listed as follows: 1) a road bond in place in an amount (\$5,000.) suggested by the County Road Supervisor; 2) an insurance policy in the amount of one-million dollars; and 3) the trucks will not run during the time of the opening and closing of the local elementary school. There was resolve for everyone to be considerate when driving in this area, knowing that it is a dangerous road and if a driver was speeding or reckless, the owners should be notified. It was also suggested that the commission may want to consider granting this use on a permanent basis.

Commissioner Everett asked if there was still a requirement to run a cable across the road to keep people out, since there is no fencing at that pit area.

Walter Steed, R&W representative, explained that the BLM has turned this into a public pit. The cable is still there, but it doesn't stay up, and they cannot put a permanent lock on it anymore. Anyone can now buy a permit for the same material that the applicant is removing. There is a

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reclamation fee included as part of the permit fee from the BLM. Mr. Steed said that they only had about five loads during the past year, and he has not noticed any problems with the pit being used as a dump by the public.

There was a brief discussion about the potential problems with having a commercial operation alongside individuals coming for a one time use. The planner will follow up with the BLM to determine if there is a separation between the two.

Motion was made by Commissioner Ford to recommend approval to quarry sandstone and locate a screening operation south of Grassy Meadows Sky Ranch, subject to getting clearance from BLM regarding their policies regarding public & private access together; with the understanding that the existing conditions will continue, and a cable will not be required across the road, with a permanent status. Commissioner Christopher seconded the motion. Five (5) commissioners voted Aye. The motion carried.

Item #2. CONDITIONAL USE PERMIT EXTENSION. Review extension for ATV and jeep wilderness tours on Sand Mountain, BLM Land, with staging area located south of Grassy Meadows Sky Ranch. Jim Clay, applicant. *(Tabled March 10, 2009)*

The planner explained that this item was tabled due to a lack of representation. This is their second extension for ATV and jeep wilderness tours. As reviewed previously, the applicant has been permitted through BLM for the Sand Mountain area since 2000. They have a valid Special Recreation Permit from BLM, which was recently extended for another 10 years, December 2016. The applicant is a certified ATV Safety Instructor and trained in CPR, with the Utah Emergency Medical Training Council. Mr. Clay previously submitted a pre ride checklist, safety talk outline, and survival box contents for the commission's review. There are nine (9) tours ending by 8:00 p.m. There are approximately six (6) jeep tours during the year. The applicant has provided a letter from BLM acknowledging the staging area. The County is listed as a beneficiary on the liability insurance. There have been complaints from the community that Mr. Clay has been starting the ATV's at his home, instead of utilizing the staging area agreed upon. Staff suggests that ATV's be located in a commercial storage area, whereas, having clients come to the home is in violation of the Home Occupation Business License. No action on this item allows for the use to expire.

Laurie Clay, representative, explained that her ex-husband (the applicant) and she began the business in 1996, until their divorce in 2005. Mr. Clay retained the business and moved to Grassy Meadows Sky Ranch. When Mr. Clay developed a terminal illness, he moved to GMSR because he thought he could run business from there, based on their CC&R's. Ms. Clay was detached from business until October 2008.

Ms. Clay said that the distance from the edge of the driveway to the stop sign on the public road, which has ATV authorized status, is less than six hundred (600) feet, with another four (4)

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minutes to the staging area on BLM property. She stated that they have been driving the ATVs to the staging area, but could transport them with trailers, if necessary. Clients do not come to the house, but are given a map to the staging area on the BLM property. At the staging area supplies are distributed to the clients, and the applicant has also provided a porta pottie at that area. There are ten (10) ATVs and one (1) Rhino, and Ms. Clay said that their machines have mufflers and are quiet.

Ms. Clay addressed the complaints, stating that noise shouldn't be an issue because there are ATVs driving up and down the public road every day. There is another business in Hurricane doing guided tours that could be contributing to the noise. The applicant's location is in a cul de sac. Ms. Clay said that they have removed the barking dogs that were also part of the complaint, and are trying to be good neighbors.

The applicant has given the business to the children, and has appointed Laurie as legal representative to help manage things until his death.

Commissioner Christopher asked if there had been any changes in use since the original permit was issued. Ms. Clay said not to her understanding. The planner explained that when the applicant first came in for a home occupation business license permit, they were told to haul the ATVs to the staging area and locate them in a commercial storage area when not being used. The ATVs were not to be stored at home, or driven through the neighborhood. The planner further explained the definition of home occupation that includes that less than 25% of the home can be used, typically for paperwork or computer, and that equipment cannot be stored at the home. When asked, Ms. Clay said that everything is currently being stored at the home property in an airport hangar.

Mr. Patterson advised that there needs to be a clear transfer of ownership from Mr. Clay to the children. Ms. Clay said that the documentation is in the process of being finalized, but she has a current Power of Attorney from the applicant. Mr. Patterson said the only one who should hold the Conditional Use Permit is the responsible. Furthermore, the applicant is currently in violation because of the equipment storage on site, which was expressly not granted.

Karlan Douglas, Grassy Meadows Sky Ranch Board of Trustees member, said she sympathizes with the situation, and doesn't want someone to lose their livelihood. However, she is bound legally and in a fiduciary sense to protect residents' properties, and this use is against their CC&R's. If allowed, it would set a precedent for others, and they would be opening themselves to liabilities.

Mr. Patterson clarified that the Conditional Use Permit was granted on the zoning of the property, not CC&R's. Homeowner Associations enforce CC&R's and never the County. It is a private legal right between the Homeowners Association and the property owners.

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Gene Porter, Grassy Meadows Sky Ranch resident, said he is not here to complain, but to ask for interpretation of the law. Mr. Porter acknowledged that it is true about the seven (7) dogs, and the applicants have quieted the machines down, but they are operating a commercial enterprise out of a residence. Employees bring trucks to their residence so they can bring the machines back and forth, they have a two hundred fifty (250) gallon fuel tank on a hangar pad, and on occasion customers have come to the home to launch the ATV from there. Mr. Porter said that Mr. Clay had promised to make changes, but has not changed the way he runs business since the beginning.

Ms. Clay asked for understanding, and explained they are trying to keep the business intact so the livelihood is maintained. Mr. Clay and his mother are living in the home and both are terminally ill.

Mr. Patterson went over possible options. Since the applicant is current in violation, it is not possible to grant an extension. It would be possible to suspend operation of the business until conditions of relocating the equipment have been met, and allow the applicants to come back at that time. That would prevent them having to reapply for another Conditional Use Permit and paying fees again. This could be handled on a Staff level, without having to go through the formal process again.

After a lengthy discussion that included taking the ATVs back to Washington to a commercial storage place, or locating the ATVs at the BLM staging area, with the applicant camping or staying in a trailer to keep vandals from damaging their equipment. Mr. Patterson cautioned that the applicant is in violation and must be brought into compliance before any more tours can be allowed. Ms. Clay said that a tour was scheduled for the next morning, and the clients have planned their vacations around this time. Mr. Patterson advised that if the ATVs are moved today, and proof is brought to Staff, the trips could be held tomorrow.

The following findings of fact were presented:

- The applicant is in violation by having ATVs on site
- Permanent removal of ATVs would remove violation

All commissioners voted Aye on both findings

Motion was made by Commissioner Everett to recommend approval for an extension of ATV and jeep wilderness tours on Sand Mountain, BLM land, with staging area located south of Grassy Meadows Sky Ranch, subject to eliminating the problem of vehicles being stored on site, subject to certification by applicant that the problem causing the violation will be cleared up before the extension becomes effective, for a period of one (1) year. Commissioner Wilson seconded the motion. Five (5) commissioners voted Aye. The motion carried.

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Item #3. CONDITIONAL USE PERMIT EXTENSION. Review extension to locate a 100' monopole, co-location communication site east of Diamond Valley, within the OST-20 zone, E ½ Section 36, T40S, R16W, SLB&M. WWC Holding (Alltel) Maurine Bautman, agent.

The applicant was not in attendance, but the Building Official verified that the installation is complete and was inspected by the Building Department.

Motion was made by Commissioner Christopher to recommend approval for a Conditional Use Permit Extension on a 100' monopole, co-location communication site east of Diamond Valley, on a permanent status. Commissioner Ford seconded the motion. Five (5) commissioners voted Aye. The motion carried.

Item #4. CONDITIONAL USE PERMIT EXTENSION. Review extension for a racing event, St. George River Run ½ Marathon and 5k, September 5, 2009, beginning at Gunlock Gravel Pit and ending at Ivin's Unity Park. Blue Duck Racing/Bob Hermandson, applicant.

Applicant was not in attendance.

Motion was made by Commissioner Everett to table this item until the applicant can be in attendance. Commissioner Christopher seconded the motion. Five (5) commissioners voted Aye. The motion carried.

Item. #5. CONDITIONAL USE PERMIT EXTENSION. Review extension on a Tower for Verizon Wireless at Big Mountain communications facility in Section 4, T38S, R16W, on Forest Service property near Enterprise. Connie Misket/Technology Associates International Corporation, agent

The planner explained that this is the second six (6) month extension and the project has not been completed. Communication towers are conditionally approved within the OSC-20 zone. As previously reviewed, the applicant submitted the site location plan and photos of the project site showing what the site looks like currently. There is a requirement for colocation and the accessory equipment shelters are existing. This application meets the requirement for a "lattice type" tower and there may be no need to create a "fall" zone, as this property is located a great distance from other private property, with the leased area being 100' x 100' and the tower being located on the north side of the parcel. The steel lattice tower is one hundred feet (100') in height with an underground concrete foundation. There is a six foot (6') tall chainlink fence with barbed wire for security purposes. The building official said no inspections were done on this use.

The planner also explained that the applicant was not able to be in attendance, but sent an email explaining that Rocky Mountain Power has signed on, but the Forest Service has advised that they will be unable to give final review and an agreement until 2010. The applicant asked for

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another year extension so they can get the Forest Service approval.

Motion was made by Commissioner Everett to recommend approval for a Conditional Use Permit Extension on a Tower for Verizon Wireless at Big Mountain communications facility on Forest Service property near Enterprise, for one (1) year. Commissioner Ford seconded the motion. Five (5) commissioners voted Aye. The motion carried.

Item #6. PLAT AMENDMENT. Consider plat amendment for Al Truman Subdivision Amended, to split lot 7 into two (2) lots hereafter known as lots 7A and 7B, Section 15, T39S, R15W, SLB&M, and 7B is a flag lot with a 25' easement, located on Sage Road in Pine Valley. Bob Herpel, agent. (*Tabled March 10, 2009*)

The planner reminded the commission that a public hearing was held at the previous meeting and referenced by State Code, whereas, notice of hearing to consider approval of a subdivision plat was sent by mail to property owners in this subdivision and within a proximity to the property as defined by local ordinance three days before the hearing. This item was tabled at the previous meeting to allow legal counsel to research codes and the applicant time to address issues from Public Works review. The planner showed the applicant's amended plat showing septic test pit and results to create an additional lot 7B and adjust the south lot line on lot 4, by adding the width of a twenty-five foot (25') staff road and expanding the size of lot 7B to meet the requirement of the Zoning Ordinance thirteen thousand five hundred (13,500) square feet. The rest of the subdivision is to remain the same as shown on the original recorded plat. The applicant has submitted will serve letters on power, phone, and water, and a letter of septic feasibility from the Southwest Utah Public Health Department.

Mr. Patterson read from the County Ordinance: 4-3-11: *ENFORCEMENT*:

A. No building permit will be issued nor subdivision approved unless the requirements of this chapter are met. The county commission shall designate officials responsible for enforcement of this chapter. It shall be the duty of all architects, engineers, contractors, subcontractors, builders, developers, property owners, and any other persons having to do with the development of property in the unincorporated portion of the county, before beginning any work or project, to determine that all provisions of this chapter are met.

Mr. Patterson then referred to County Ordinance 4-3-7 A.2 *SEPTIC SYSTEM DENSITIES IN SENSITIVE GROUND WATER RESOURCE AREAS*:

A. No septic system may be installed in a sensitive ground water resource area unless:

2. The lot where the septic system will be installed meets the minimum acreage requirement for the SGRA where the lot is located as shown on the septic system density table. Lot sizes smaller than the minimum requirement may be approved by the county commission after

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recommendation by the planning commission if the lot owner or developer permanently dedicates sufficient additional acreage in the SGRA to maintain the overall density requirement.

Mr. Patterson explained that Pine Valley is designated as a sensitive ground water resource area (SGRA).

Mr. Patterson referenced the septic system density table in County Ordinance 4-3-8, which lists Pine Valley as two (2) acre minimum density. The proposed lot split will create two lots that are less than that requirement.

Mr. Patterson read from County Ordinance 4-3-9.C *EXCEPTIONS TO DENSITY REQUIREMENTS*:

The following lots are exempt from this chapter:

C. Any lot that is or will be developed with an alternate wastewater system approved by the southwest Utah public health department.

Mr. Patterson explained that this means that it can't be approved with a septic system, but it could be approved with an alternate wastewater system approved by the Southwest Utah Public Health Department. It must be noted on the final plat map, for potential buyers, that a septic system cannot be approved. This Ordinance was adopted in 2004.

There was a discussion about the process to abandon an easement. Mr. Edwards explained that easements are granted to the County, and the County allows utility companies to use them. The County has the authority to vacate an easement, but wouldn't do it until each utility company verifies that they don't intend to use the easement.

Mr. Edwards went through his previous list of concerns, and gave an update on each one. The first was on the staff portion of a lot. Since Mr. Edwards feels that the Ordinance is ambiguous, he clarified that the ownership should be with Lot 7B to give that lot frontage on a public road, and allows the hydrant to be placed out front and still be within two hundred fifty feet (250') of the lot. Right now the hydrant is shown on the knuckle, that the applicant has added to avoid a ninety (90) degree turn on the staff road. Mr. Edwards would prefer the hydrant to be located out on the main road.

Mr. Edwards said that the study of the drainage wash has been provided. A feasibility study was made by the Health Department, and the perk test was located on the map. Mr. Patterson advised that this no longer applies because a septic tank will not be allowed on a lot less than two (2) acres.

Will serve letters from water, electricity and telephone have been provided, but the applicant still needs to show how these services will be provided to the back lot.

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Mr. Edwards said there is concern about the size of the water lines on Sage Road. If it is only a four (4) inch line, there will not be enough pressure to provide fire flows. A one thousand (1,000) gallon per minute flow from the hydrant is needed. Some off site water line improvements may have to be done to make this sufficient. If the line is six inches (6') it may be adequate.

Mr. Edwards continued the updates by stating that the owner's dedication on the plat map has been provided. The lot corners have still not been staked on the plat, but the engineers will add that.

An approval letter from the power company has been received, granting abandonment of the easement, but letters from other utilities are still needed. Mr. Herpel said that the telephone company said they don't usually issue easement abandonment letters unless there are existing lines in the easement. The water company doesn't have anything in the easement. Mr. Edwards clarified that they know there is nothing in the easement, but they still need letters acknowledging that the easement will be vacated and not used.

The last concern was that the basis of bearings should be shown and monuments have not been done, but the engineer has assured them that it will be done.

Mr. Edwards stated that the biggest concern is fire flow for hydrant.

Richard Lewis, adjoining property owner, voiced concerns that this proposed lot split could set a precedence and many other lots could be split, potentially spoiling the pristine areas remaining in Pine Valley. Mr. Lewis said that a subdivision is sacred, and not like just an open lot, because people within that subdivision have made financial decisions on what is existing. Mr. Lewis said that another concern was the possibility of limited emergency vehicle access.

Bob Herpel, agent, stated that they have complied with everything they could, and agreed that the hydrant should be put on Sage Road in order to serve more homes. Mr. Herpel again asked whether the lot split was illegal because it was divided in 1978 with no plat amendment. Since that time, the County has sent individual tax notices to both lots.

Mr. Edwards explained that the second lot created is not buildable because a legal access was never provided.

Mr. Patterson explained that the lot was not recorded properly with a plat amendment. Now, with more recent Ordinance amendments, this is considered a new subdivision, and must meet fire flow requirements and requirement of the Groundwater Protection Ordinance.

Mr. Gardner, Building Official, explained that the applicant can take a fifty percent (50%) reduction in fire flow requirements if they install sprinklers in the home. Mr. Edwards clarified that, when the subdivision was divided, a six inch (6') line had to be brought from the main street

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into the hydrant. The size of the line isn't as important as the flow that is generated. However, several years ago the State went to requiring all six inch (6') lines, and the County has the same requirement because you generally can't get a thousand gallons per minute from a six inch (6') line. Mr. Edwards said that Pine Valley is in the process of bringing a twelve inch (12') line and a ten inch (10') line from the east side of town almost to this location, but not quite that far.

Mr. Herpel said that he was unaware of the requirement for an six inch (6') line until this meeting, and he is aware that the cost will be greatly affected. Mr. Herpel was not prepared to speak for the applicant to approve this additional expense.

Motion was made by Commissioner Everett to table this item. Commissioner Christopher seconded the motion. Five (5) commissioners voted Aye. The motion carried.

Item #7. STAFF DECISIONS. Review of decisions from the Land Use Authority Staff Meeting held on April 7, 2009. County initiated.

The staff meeting convened at 9:00 a.m. Staff Members Present: Deon Goheen, Planner; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Tina Esplin, Washington County Water Conservancy District; Darwin Hall, Ash Creek Special Service District Manager; Laurence Parker and Robert Beers, Southwest Utah Public Health Department; Rachelle Ehlert, Deputy Civil Attorney; and Randy Taylor, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director.

CONDITIONAL USE PERMIT EXTENSIONS:

A. Review extension on a single family dwelling within the A-20 zone, located on a lot within the North Canyon Lot Split, which is north of New Harmony. Hal Torgerson, applicant.

This would have been the 4th extension and single family dwellings are approved conditionally within the A-20 zone. Previous review showed that the applicant had obtained a septic permit from the Southwest Utah Public Health Department and submitted documentation showing quantity and quality on the North Canyon well, meeting all requirements. The site plan appears to meet setback requirements, with the septic system being approximately one hundred (100) feet from the south property line. Building Inspector Henry Brannon granted final occupancy on March 2, 2009, with construction meeting the requirements of the International Building Code. **The staff approved the Conditional Use Permit on a permanent basis.**

B. Review extension on a single family dwelling within the OST_20 zone, Section 1, T39S, R11W, SLB&M, generally located south of the Kolob Reservoir on Kolob Mountain. Stan Blake, applicant.

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This is the 2nd extension and the applicant had previously met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and letters from the Washington County Water Conservancy District stating they will serve culinary water to the property. The property is accessed from Kolob Mountain Rd., then entering the 500 plus acres owed by the Blakes. The site plan meets all setback requirements. Building Inspector Henry Brannon has completed inspections and granted temporary occupancy on August 22, 2008, until handrails have been installed. This part of construction will not be started on until the snow melts. **The staff granted an extension of the Conditional Use Permit for six (6) months.**

C. Request extension on a single family dwelling within the A-20 zone on Smith's Mesa, with the total acreage being 150 acres. Rick Eddy/Zion Cliff Dwellers, LLC., applicant.

This is an automatic annual review and applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department (SUPHD), and quantity and quality on a private well. Single family dwellings are conditionally approved within the A-20 zone, with this property containing a total of 150 acres. The property is accessed from the Smith's Mesa Rd. through Virgin, Utah, then onto a County prescriptive use road, generally located on the upper Smith's Mesa. The site plan meets all setback requirements of 25' on all sides, rear and front. The building Official stated there would need to be further engineering on the structure to meet snow load/live load and the Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Robert Beers, Southwest Utah Public Health Department representative, stated that the septic permit becomes void after one year. The Director of the Ash Creek Special Service District (ACSSD) indicated that the applicant would need to meet with their board for approval. **No permit has been issued as yet, so the staff granted an extension of the Conditional Use for another year, whereas, the initial work that went into applying for the conditional use should be enough to keep the permit active, and with the stipulation that the septic is reviewed by the ACSSD and renewed by SUPHD.**

D. Request extension on a single family dwelling within the A-20 zone, located in the Prince Lot Split, which is north of the North Valley Ranches Subdivision. Tim & Kristy Northon, applicant.

This is an automatic annual review and the applicant previously met the requirements for a Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department, and a letter from the North Valley Ranch Water Company stating they will serve water. Single family dwellings are conditionally approved within the A-20 zone, with the property containing 20 acres, Prince Lot Split (1 of 8 lots approved). Final occupancy was granted on March 2, 1009 by Building Inspector Henry Brannon and the home meets the requirements of the International Building Code. The

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property is accessed from Hwy 144, at 1451 E. 2000 North, generally located northeast of New Harmony. The site plan meets all setback requirements for 25' on the sides, rear and frontage.

The staff felt there would be no problem in approving this Conditional Use Permit granting permanent status.

LOT LINE ADJUSTMENT:

A. Consider a lot line adjustment in Pine Valley Ranchos Subdivision - Unit A- Block G, Lot 19 & 23, to resolve the issue of an encroaching home located on Lot 19. Kelly Larson, applicant.

The applicant submitted an amended plat of the Pine Valley Ranchos Subdivision to resolve the issue of an encroaching home located on Lot 19. that there could be two flag lots within a subdivision off any one staff road. Both lots 19 and 23 should qualify as they will meet the requirement of the State Code and the Zoning Ordinance, containing more than 13,500 square feet. The County Engineer, Todd Edwards suggested that he review the legal description and the recorded deeds should reflect the description of the change 7.5' utility easement and lot line. **Staff felt there should be no problem in granting the Lot Line Adjustment, subject to the items requested by staff and filing a survey plat within the required 90 days of survey.**

Item #8. MINUTES. Consider approval of the minutes of the regular planning commission meeting and work meeting held on March 10 & 24, 2009.

On page 9 there is a typographical error that has 92) where it should be (9). Also, the name of audience attendees should be added.

Motion was made by Commissioner Christopher to approve the minutes of March 10, 2009, with noted corrections. Commissioner Ford seconded the motion. Five (5) commissioners and the alternate voted Aye. The motion carried.

Motion was made by Commissioner Everett to approve the minutes of March 24, 2009, as written. Commissioner Wilson seconded the motion. Five (5) commissioners and the alternate voted Aye. The motion carried.

Item #9. COUNTY COMMISSION ACTION REVIEW. Review of action taken by the County Commission on Planning Items. County initiated.

No action taken.

Item #10. COMMISSION & STAFF REPORTS General reporting on various topics. County initiated.

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Legislative Update - April 15, 2009 - 3:45 PM - Wilf Sommerkorn at the Five County AOG Conference Room (1070 South 1600 North, Building B, St. George)

Todd Edwards, Public Works, they are reviewing County standards. How does the commission want them brought before them. Took Santa Clara's and created what would work better for us.

There being no further business at 3:57 p.m., Chairman Stucki adjourned the meeting.

Donna Rasmussen, Planning Secretary